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This document prepared by
and after recording return to:

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Doc# 2234222025 Fee \$88.00
RHSP FEE: 59.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/08/2022 11:32 AM PG: 1 OF 4

QUIT CLAIM DEED Statutory (ILLINOIS)

THE GRANTORS, **ANTONIO ALVAREZ** and **MARINA ALVAREZ**, husband and wife, of the City of Chicago, State of Illinois for and in consideration of *TEN and No/100ths Dollars (\$10.00)*, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to **GRANTEES, JERRY J. FAN And MEI XIE**, husband and wife, of 1211 S. Prairie Ave., Unit 2304, Chicago, Illinois, as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:


SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:
1211 S. Prairie Ave., Units GU-217 and GU-218, Chicago, Illinois 60605

Permanent Real Estate Index Number(s): **17-22-110-135-1498 and 17-22-110-135-1499**



TO HAVE AND TO HOLD said premises forever.

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX		08-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-110-135-1498 | 20221201607808 | 1-028-519-248

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-110-135-1498 | 20221201607808 | 1-607-595-344

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set hand and seal as of this 8th day of November, 2022.

Antonio Alvarez
ANTONIO ALVAREZ

Marina Alvarez
MARINA ALVAREZ

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **ANTONIO ALVAREZ** and **MARINA ALVAREZ**, personally known to me appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of November, 2022.



Jennifer M. Vinelli
Notary Public

Commission expires: 4-26-2026

Tax Bills Mailed To:
Jerry J. Fan
1211 S. Prairie Ave., Unit 2304
Chicago, Illinois 60605

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH (e) SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW (35 ILCS 200/31-45(e)).

Dated: 11-8-22

Antonio Alvarez
Grantor/Agent

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EXHIBIT "A" Legal Description

GARAGE UNITS GU-217 AND GU-218, IN THE ONE MUSEUM PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0809922000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 6, 2022

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 6th DAY OF December,
20 22
NOTARY PUBLIC Karen L. May



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 6, 2022

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 6th DAY OF December,
20 22
NOTARY PUBLIC Karen L. May



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]